

TO LET

**REFURBISHED MODERN OPEN PLAN OFFICE
SPACE WITH EXCELLENT ALLOCATED CAR
PARKING**

**RENTS FROM ONLY £6 PER SQ FT
SUITES FROM 1,000 – 10,000 SQ FT**

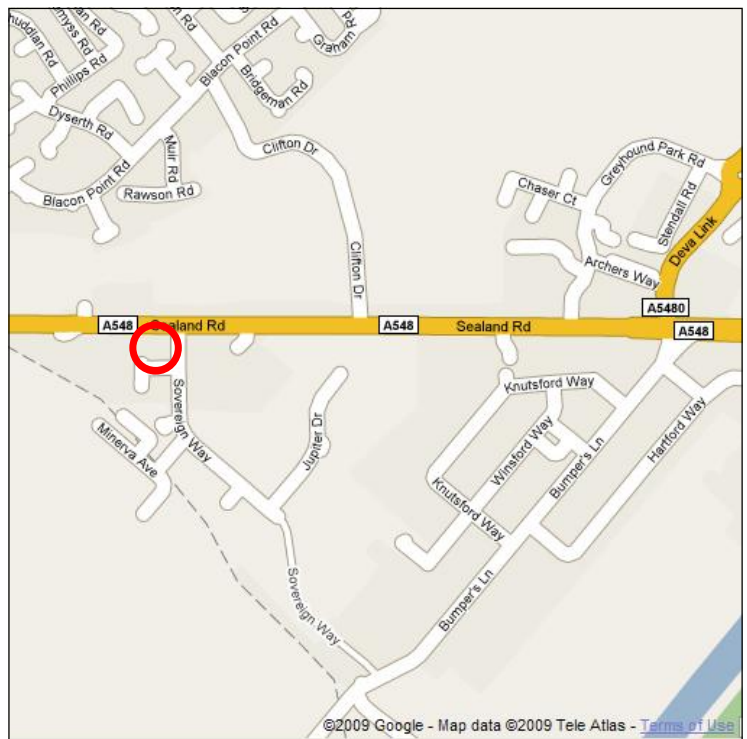
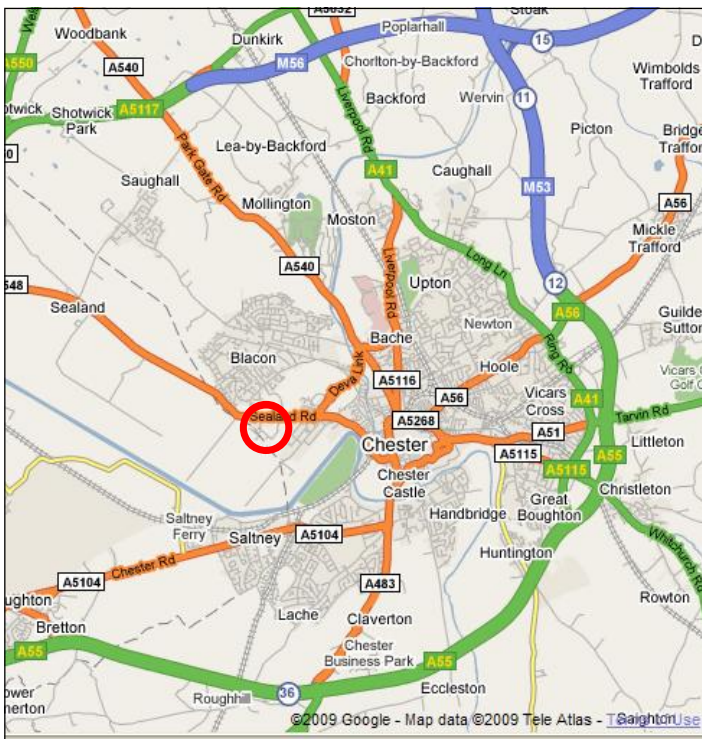


**THE QUADRANT
CHESTER WEST BUSINESS PARK
SEALAND ROAD
CHESTER**

**Bolton
Birch**

www.boltonbirch.com

01244 311681



Location

The Quadrant is prominently situated at the entrance to Chester West Business Park which is accessed off Sealand Road (A548), one of the arterial routes into Chester City Centre which is only 1.5 miles away. To the east and within 3 miles is Junction 12 of the M56 and to the west, Sealand Road links with the A55 North Wales Expressway.

Public transport links are excellent and the adjacent park and ride provides direct access to the City Centre. Chester West is now an extremely well established location for business and benefits from ease of access combined with all the amenities offered by the surrounding Greyhound, Deva and Chester out of town retail parks.

Description

The Quadrant comprises a modern purpose built office building arranged over two floors around a landscaped inner courtyard. The building provides a mixture of open plan and private offices with each suite benefiting from individual WC and kitchen facilities. The offices provide functional and attractive space finished to a good modern specification to include fitted carpet tiles, suspended ceilings with integrated compliant lighting, three compartment perimeter trunking and double glazed windows.

Part of the available space is currently being refurbished to provide the high quality effectively new space ready for immediate occupation.

Accommodation / Car Parking

Suites are available from 1,000 sq ft (93 sq m) to 10,000 sq ft (929 sq m). The exact size and layout of office suite required can be provided.

A total of 33 car parking spaces are available.

Rent

Fully Refurbished Space exclusive	£7.50 per sq ft per annum
Non Refurbished exclusive	£6 per sq ft per annum

Terms

The premises are available to lease on flexible terms.

Service Charge

A nominal service charge will be levied to cover a proportional contribution towards the upkeep and maintenance of the common areas.

VAT

All figures quoted are exclusive of and may be liable to VAT at the standard rate prevailing.

Further Information / Viewing

Please contact Jonty Goodchild of the sole retained agents Bolton Birch.

Tel: 01244 311681

Email: jonty@boltonbirch.com

Subject to contract

